

Hamilton County Property Sale

Property acquired by Hamilton County through previous delinquent tax sales, will be offered for sale by sealed bids. All properties are for purchase only, no rent, no subsidy.

BIDDING INSTRUCTIONS

1. Bids for each parcel of property must be submitted on a separate bid form. The bid form may be printed from our web site or may be picked up at the Real Property Office.
2. Type or clearly print the following information on the bid form:
 - *State Tax Map Number identifying the property
 - *Approximate address of the property
 - *Name of bidder
 - *Mailing address (street, city, state & zip code) of bidder
 - *Telephone number(s) of bidder
 - *Amount of bid
 - *Signature of bidder
3. Place each separate bid in a #10 letter-size envelope and seal.
4. Write only the State Tax Map Number on the front of each sealed envelope.
5. Hand deliver or mail sealed bids to the Hamilton County Real Property Office. If you mail your sealed bids, place the sealed bid envelope(s) inside the mailing envelope.

Mailing address: Hamilton County Real Property Office
4th Floor Mayfield Annex
123 E. 7th Street
Chattanooga, TN 37402

6. All bids must be received by the Hamilton County Real Property Office no later than **4:00 p.m. on Monday, February 14, 2005.**
7. Deposits are not required in order to submit a bid. **DO NOT SEND MONEY WITH YOUR BID.** Deposits must be paid at the Bid-Opening at the time the high bid is established. See the Payment Procedures & Forfeit Policy.
8. Sealed bids will be opened publicly at **10:00 a.m. in the HAMILTON COUNTY COMMISSION ROOM (Room 402), HAMILTON COUNTY COURTHOUSE on Tuesday, February 15, 2005.**

9. **THE BIDDER OR A REPRESENTATIVE MUST BE PRESENT AT THE BID OPENING to pay the 10% deposit at the time the high bidder is established.** See the Payment Procedures & Forfeit Policy.
10. **PAYMENT:** The high bidder at the Bid-Opening must pay a ten percent (10%) **cash** deposit immediately, at the time the high bid is awarded. THE EXACT AMOUNT OF CASH FOR THE 10% DEPOSIT IS REQUIRED. Change **will not** be available.
11. Following the public Bid-Opening, a legal notice will be placed in the local daily newspaper on **Monday, February 21, 2005**, showing each parcel of property on which a bid is placed (identified by State Tax Map Number), the name of the high bidder, and the amount of the high bid.
12. During the ten (10) days following publication of the legal notice, any person may offer to increase the high bid by at least ten percent (10%). All offers to increase must be submitted in writing on the Increase form available from the Hamilton County Real Property Office or printed from the Real Property website. The Increase form must be received by the Hamilton County Real Property Office no later than **4:00 p.m. on Thursday, March 3, 2005**.
13. The original high bidder will be notified in writing whether or not an intent to increase is received. The original high bidder and those individuals who submitted a Letter of Intent to Increase the Bids must appear in the Hamilton County Commission Room (Room 402) of the Hamilton County Courthouse at the **Bid-Off at 10:00 a.m. on Tuesday, March 15, 2005**.
14. Each parcel of property will be sold to the person making the highest and best bid. Hamilton County reserves the right to deny any and all bids. Hamilton County Government is in compliance with the guidelines and procedures of Title VI of the Civil Rights Act of 1964 and does not discriminate on the basis of race, color, or national origin.
15. Deposits are considered a commitment to purchase the property and are subject to forfeit. See the Payment Procedures & Forfeit Policy. Refunds on deposits will be mailed within two weeks after the Bid-Off.
16. If no bids are received on a parcel, that property must be held over to the next annual property sale.
17. Addresses and lot sizes are approximate. **State Tax Map Numbers** are the correct identification for the property.

18. IMPORTANT NOTICE TO PURCHASERS OF COUNTY PROPERTY

Hamilton County sells property, which it has obtained when the owner fails to pay taxes. Hamilton County attempts to follow all necessary steps to comply with the State Law in the acquisition and disposition of this property. Hamilton County does not and cannot make any warranties, covenants or representations as to the status or quality of the title to this property. Each buyer must ascertain the legal status of the title to this property.

Hamilton County makes no warranties or representations of any kind regarding the previous use of any property as to hazardous waste, or whether there may be such problems as boundary disputes, limited restrictions on use of the properties for purposes of zoning classification, subdivision restrictions, building permit restrictions, and the like. Hamilton County makes no warranties or representations concerning the condition of the property. The property will be sold "as is" with no warranties expressed or implied as to improvements, soil conditions, environmental, or wetland issues. It is the responsibility of each buyer to determine the historical use of the property.

Announcements made at the Bid-Opening and Bid-Off will take priority over written material provided by the Real Property Office for this property sale. Prior to bidding, all interested parties should carefully check all items such as: state tax map number, location, lot size, current zoning, and future use of the property. It is the responsibility of prospective purchasers to make their own decisions to verify the accuracy of any written information.

19. Hamilton County reserves the right to:
 - reject any or all bids
 - waive any informality or irregularity in any bid
 - withdraw a property prior to the bid opening
 - deny participation in the Bid-Opening or Bid-Off
 - retain the deposit if purchase is not completed (See the Payment Procedures & Forfeit Policy.)
20. The property will be conveyed by Quit Claim Deed. Deeds are recorded and mailed to the purchaser approximately 6-8 weeks after final payment is made.
21. For questions, call the Hamilton County Real Property Office at (423) 209-6444.